Prepared By

Name: Felipe Garcia
Address: 31st Ave N., Nashville
State: TN Zip Code: 37209

Without a title search at the request of the grantee(s).

Bill Garrett Davidson County
Batch# 47758 DEEDQC
01/16/2018 12:15:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180116-0004439

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Zero Dollars with 0/100 ($0) in hand paid to Francisco Rodriguez-Quiles and Iris I. Santa-Baez, a married couple, residing at 8102 Lillies Way Apt 105, County of Orange, City of Orlando, State of Florida (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Francisco Rodiguez-Quiles and Iris I. Santa-Baez, a married couple residing at address above; and Felipe Garcia and Ana L. Garcia, a married couple, residing at 529 31st Ave N., County of Davidson, City of Nashville, State of Tennessee (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Being the east part of Lot No. 46 and the east part of the northerly 13 feet of Lot No. 44 on the Plan of Charlotte Heights, as of record in Book 57, page 169, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Francisco Rodriguez-Quiles and Iris I. Santa-Baez by warranty deed dated October 12, 2007 from Carl R. Johnson in Instrument No. 20071023-0125283.

Said property is conveyed subject to such limitations, restrictions and encumbrances of record referenced in the master deed and all applicable government and zoning regulations.

Improved property known as: 529 31st Ave N, Nashville, TN 37209
Map & Parcel: 092 10 0 078.00

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

JA

Francisco A Rodriguez
Grantor's Signature

Francisco A. Rodriguez
Grantor's Name

8102 Lillies WAY Apt. 105
Address

Orlando, FL. 32825
City, State & Zip

Iris I. Santa
Grantor's Signature

Iris I. Santa
Grantor's Name

8102 Lillies Way Apt. 105
Address

Orlando, FL. 32825
City, State & Zip

In Witness Whereof,

Witness's Signature

Witness's Name

Address

City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip

New Owner/ Tax Bills
Felipe Garcia + Ana L. Garcia
529 31st Ave N.
Nashville, TN 37209

STATE OF FLORIDA)

COUNTY OF ORANGE)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Francisco Rodriguez-Quiles and Iris I. Santa-Baez whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 6 day of JANUARY, 2018.

Jaime White
Notary Public

My Commission Expires: NOV. 1, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Felipe Garcia, Affiant
Subscribed and sworn before me this the
16th Day of Jan, 2018.
S. Chandler, Deputy Register

JAIME WHITE
Notary Public - State of Florida
Commission # GG 138542
My Comm. Expires Nov 1, 2021
Bonded through National Notary Assn.